Karen Johnson Davidson County
Batch# 1057766 DEEDWARR
10/04/2023 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20231004-0078202

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Sworn to and subscribed before me on September 28, 2023.

Notary Public

My Commission Expires: 3-3-2025

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
F. Barry Bays, Trustee F. Barry Bays Revocable Trust 3044 Shea Road Collierville, TN 38017	Same as New Owner	050-14-0-214.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **I, Michel W. O'Neill being one and the same as Michael W. O'Neil, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer and convey unto **F. Barry Bays, Trustee of The F. Barry Bays Revocable Trust, (hereinafter called "Grantee"),**

its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee and being Lot No. 375 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office of Davidson County, Tennessee and being described as follows: Beginning at a point in the southerly margin of Wilmoth Road, the common corner of Lots 374 and 375; thence with the line between the said lots, southwardly 129.4 feet to a point; thence westwardly 106 feet to a point in the easterly margin of Spears Road; thence with the margin of same, northwardly 108.46 feet to a point, the beginning of a curve; thence northeastwardly around said curve 39.27 feet to a point in the southerly margin of Wilmoth Road; thence with the margin of same, eastwardly 113.05 feet to the point of beginning.
>
> Being the same property conveyed to Michael W. O'Neil by Deed from Betty J. Roach dated April 4, 2022 and being of record in Instrument Number 20220421-0046200, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 property taxes are a lien and have been prorated between the parties and will be collected for payment simultaneously with the execution of this instrument.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Subject to restrictive covenants of record in Book 3249, Page 345 and as amended in Book 3309, Page 615 and Book 3616, Page 269, said Register's Office.
4. Any and all notes and matters on the Plan of record in Plat Book 3300, Page 5, said Register's Office.

This property is known as improved property located at 3133 Wilmoth Road, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever, and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed on this 28th day of September, 2023.

Michael W. O'Neill

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on September 28, 2023.

Notary Public

My Commission Expires: 6-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/28/23 (date of document).

Affiant Signature

10/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of Oct., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025